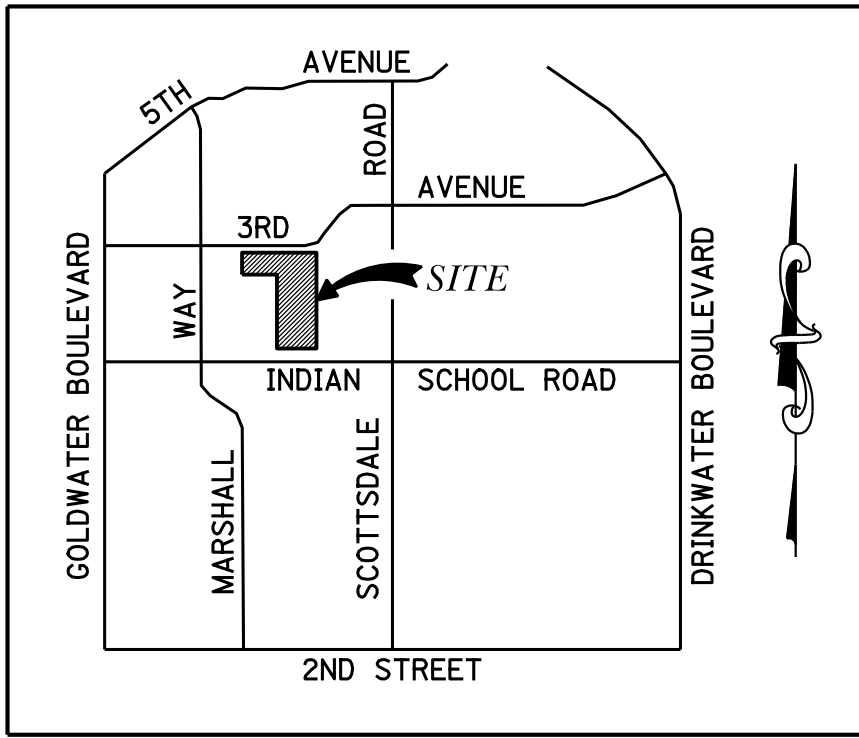


A.L.T.A./N.S.P.S.
LAND TITLE SURVEY

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

ASSESSORS PARCEL NUMBER

173-50-108A & 173-50-034

ADDRESS

7120 E. INDIAN SCHOOL ROAD
AND
7117 E. 3RD AVENUE
SCOTTSDALE, AZ 85251

LOT AREA

AREA = 84,982 SQ. FT. OR 1.951 ACRES MORE OR LESS
PER LEGAL DESCRIPTION

EXISTING PARKING

UNCOVERED SPACES: 108

ACCESSIBLE SPACES: 3

TOTAL SPACES: 111

REFERENCES

BK. 62, PG. 23,
BK. 62, PG. 35,
BK. 718, PG. 35,
BK. 1429, PG. 37,
BK. 1436, PG. 32,
BK. 1462, PG. 11,
AND BK. 1462, PG. 28 M.C.R.

NOTES

- THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CLEAR TITLE AGENCY OF ARIZONA FILE NO.: 10190428, COMMITMENT DATE: JUNE 5, 2020 AT 12:00 A.M. (APN 173-50-108A)

AND A COMMITMENT FOR TITLE INSURANCE ISSUED BY CLEAR TITLE AGENCY OF ARIZONA FILE NO.: 10190403, COMMITMENT DATE: JUNE 5, 2020 AT 12:00 A.M. (APN 173-50-034)
- THE BASIS OF BEARING IS THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST BEARING EAST PER BOOK 62 OF MAPS, PAGE 23 M.C.R.
- THIS SITE IS LOCATED IN ZONE "X" PER "F.E.M.A." FLOOD MAP NO. 04013C2235L, DATED: OCTOBER 16, 2013. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AVAILABLE PUBLIC RECORDS. THESE UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED.
- NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

LEGAL DESCRIPTION (FILE NO.: 10190428) APN 173-50-108A

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 22, DISTANT 495 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 22;

THENCE NORTH ALONG LINE OF PREMISES CONVEYED BY WILLIAM E. KIMSEY ET UXOR, TO CLYDE T. SHARP BY DEED RECORDED APRIL 28, 1920 IN BOOK 148 OF DEEDS, PAGE 571, A DISTANCE OF 264.60 FEET TO A POINT;

THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 165 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 0 DEGREES, 57 MINUTES, 34 SECONDS WEST ALONG SAID LAST MENTIONED EAST LINE, A DISTANCE OF 264.60 FEET TO A POINT AND CORNER OF THE SOUTH LINE OF SAID SECTION 22;

THENCE WEST (ASSUMED) ALONG LAST SAID MENTIONED SOUTH LINE TO THE POINT AND PLACE OF BEGINNING;

EXCEPT SOUTH 33 FEET FOR ROAD PURPOSES AS DEDICATED TO THE CITY OF SCOTTSDALE RECORDED SEPTEMBER 3, 1954 IN BOOK 9 OF ROAD MAPS, PAGE 85, MARICOPA COUNTY, OFFICIAL RECORDS; AND

EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE RECORDED IN RECORDING NO. 98-0627812, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 22;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 08 MINUTES 22 SECONDS WEST 327.75 FEET;

THENCE NORTH 00 DEGREES 05 MINUTES 56 SECONDS EAST 33.00 FEET TO A POINT ON A LINE 33 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89 DEGREES 08 MINUTES 22 SECONDS WEST 163.87 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 03 SECONDS EAST 13.97 FEET;

THENCE NORTH 87 DEGREES 27 MINUTES 55 SECONDS EAST 24.18 FEET;

THENCE SOUTH 02 DEGREES 32 MINUTES 05 SECONDS EAST 6.00 FEET;

THENCE NORTH 87 DEGREES 27 MINUTES 55 SECONDS EAST 139.57 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 56 SECONDS WEST 12.76 FEET TO THE TRUE POINT BEGINNING.

LEGAL DESCRIPTION (FILE NO.: 10190403) APN 173-50-034

TRACT A, CRAFTSMANS COURT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 62 OF MAPS, PAGE 23; AND THEREAFTER AN AFFIDAVIT OF CORRECTION WAS RECORDED TO AMEND THE NAME OF THE PLAT TO CRAFTSMAN COURT BY INSTRUMENT RECORDED AS 2007-1193965 OF OFFICIAL RECORDS.

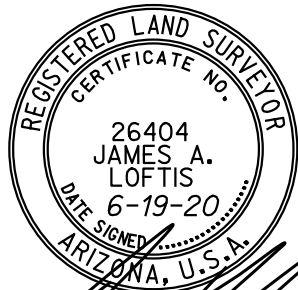
SURVEYORS CERTIFICATION

Certified to: PEG Properties, LLC, a Utah limited liability company its successors and/or assign,
Kimsey Properties LLLP, an Arizona limited liability limited partnership (FILE NO.: 10190428)
Valley of the Sun Entertainment, L.L.C., an Arizona Limited Liability Company (FILE NO.: 10190403)
and Clear Title Agency of Arizona

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 8, 9, 11, 13, 16, 17, 19, and 20 of Table A thereof. The field work was completed on January 30, 2020.

Date: June 19, 2020

JAMES A. LOFTIS, R.L.S.
R.L.S. # 26404



PEG SCOTTSDALE HOJO ALTA
7120 E. INDIAN SCHOOL ROAD, SCOTTSDALE, AZ 85251

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

300engineering
civil engineering
surveying
planning

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 06/19/20

PROJECT NO.
1861A

SURVEYOR: J. LOFTIS
CAD TECH: R. HANSEN

SHEET NO.

1 of 2

10-ZN-2020
7/2/2020

